

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**February 27, 2007**  
**7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: KEN LOMBARDI      VICE CHAIR: STEVE WALLACE</b> <b>MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO, ALEX MCKINDRA</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

[January 23, 2007](#)

**PUBLIC HEARING ITEMS**

1. VAR 07-001, KENTUCKY FRIED CHICKEN – A&W ROOT BEER RESTAURANT SIGN VARIANCE, 635 CONTRA COSTA BOULEVARD

The applicant is requesting approval of a Variance to install two wall-mounted signs with a combined area of 71 square feet, whereas section 18.60.040 of the Zoning Ordinance

February 12, 2007 maximum 34 square feet. The proposed signs, 36 square feet for Kentucky Fried Chicken (“KFC”) and 35 square feet for A&W Root Beer, would be installed on a new building that has yet to be constructed and which was previously granted Architectural Review approval. The subject site is located on the east side of Contra Costa Boulevard approximately 750 feet south of the intersection at Contra Costa Boulevard and Chilpancingo Parkway. Assessor Parcel Number: 153-250-004.

Project Planner: Jeff Olsen, (925) 671-5206, [Jolsen@ci.pleasant-hill.ca.us](mailto:Jolsen@ci.pleasant-hill.ca.us)

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment D](#)

[Attachment E](#)

[Attachment F](#)

[Attachment G](#)

[Attachment H](#)

[Attachment I](#)

2. ORDINANCE TO AMEND RESIDENTIAL CONDOMINIUM CONVERSION PROVISIONS (PHMC CHAPTER 17.50) AND ADD COMMERCIAL CONDOMINIUM (CHAPTER 17.52) AND COMMERCIAL CONDOMINIUM CONVERSION (CHAPTER 17.54) PROVISIONS

The Planning Commission will review a proposed amendment to the zoning ordinance, amending Chapter 17.50 - Residential Condominium Conversion Provisions and creating Chapter 17.52 - Commercial Condominium and Chapter 17.54 - Commercial Condominium Conversion. The proposed residential condominium conversion amendment would apply to the conversion of existing apartment units to condominiums. Commercial condominium conversion and commercial condominium projects could occur in commercial, office, light industrial and mixed use zoning districts.

Project Planner: Troy Fujimoto, (925) 671-5224, [Tfujimoto@ci.pleasant-hill.ca.us](mailto:Tfujimoto@ci.pleasant-hill.ca.us)

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment D](#)

## **DISCUSSION ITEMS**

1. REVIEW OF [PENDING PLANNING DIVISION APPLICATIONS](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

2. REVIEW OF THE [DRAFT AGENDA](#) FOR REGULAR MEETING ON MARCH 13, 2007

The next meeting of the Planning Commission will be a regular meeting on Tuesday, March 13, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

## **COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

Adjourn to a regular meeting of the Planning Commission on March 13, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.